

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

Minutes filed by Kathryn Verrochi as Acting Secretary on Behalf of the Authority Members of actions taken at the Open Session of the Fourteenth meeting of The Fort Monmouth Economic Revitalization Planning Authority, held at Eatontown Municipal Building, 47 Broad Street, Eatontown, NJ 07724 at 7:00p.m. on Wednesday, May 16, 2007.

Present:

Chairperson Dr. Robert Lucky
Vice Chairperson and State Commerce Commission Secretary and CEO Virginia Bauer
Public Member Laurie Cannon
Oceanport Mayor Lucille Chaump
Tinton Falls Mayor Peter Maclearie
Garrison Commander Col. Ricki Sullivan
Eatontown Mayor Gerry Tarantolo

Absent: Monmouth County Freeholder Lillian Burry, Public Member Joseph Colfer and Public Member Rosemarie Estephan had previously advised the Authority.

The meeting was called to order by Chair Lucky who lead the meeting in the Pledge of Allegiance. The Open Session was convened at 7:05p.m. in accordance with the Open Public Meetings Act.

Authority Members Comments:

Chair Lucky invited comments from the Authority Members. Mayor Chaump noted the Oceanport Planner's 2nd charette was May 12 and that they are working with the Economic Development Committee and the public. The plan will be brought to the Authority within 4 weeks. Vice Chair Bauer announced the Commercial Industry Advisory Committee's next meeting will be public and is scheduled for June 5 at 3:30p.m. in her 12th floor Conference Room at the Mary Roebling Building at 20 West State Street in Trenton. Public Member Laurie Cannon arrived at this time. Mayor Maclearie noted that Tinton Falls completed its Master Plan through the Planning Board and presented to Council. They would like to present to FMERPA. Mayor Tarantolo noted that Eatontown's Master Planner codified the master plan to include the most recent changes to the plan in the last 6 years. The document will be available and ready for EDAW, Inc. by the end of June.

Elected Officials Comments:

Chair Lucky asked for remarks from U.S. Representative Pallone or U.S. Representative Holt staff members. None were offered, but the Chair noted the attendance of members of the staff of U.S. Representative Pallone.

Chair Lucky presented the Agenda for approval. Mayor Tarantolo moved for the approval of the agenda, Mayor Chaump seconded the motion and the agenda was unanimously approved.

Approval of Minutes:

Mayor Tarantolo noted a correction in the Public Comments Not on Agenda section referring to the Pine Brook Road housing units which have 270 units on the north side and 216 units on the south. The amended Minutes of the April 25, 2007 Open Session (no Executive Session was held) were moved by Mayor Gerry Tarantolo, seconded by Vice Chair Bauer and unanimously approved.

Public Comments on Agenda Items:

- 1) Mr. Bill Nordahl of Long Branch expressed concern for the shortage of low and mid income housing in Monmouth County and asked which Advisory Committee was concerned with

preserving and adding housing. Executive Director Cosentino noted the Development/Planning Advisory Committee will address housing and plan to be in sync with the Master Planner.

- 2) Mr. Phil Welch of Lincroft asked questions regarding the Social Services Advisory Committee. Deputy Director Rick Harrison clarified that Phil Brown is heading up the evaluation panel and was not a member of the committee; that the evaluation process is in its final stages and will be available to the public, but not the NOI's. Mr. Welch also asked about meeting announcements on the FMERPA website. Deputy Director Harrison said the Open Public Meetings Act requires 48 hour notice. Chair Lucky explained the distinction between sub-committee and full-committee meetings. The latter requiring public notice. Executive Director Cosentino encouraged the public to continue to use the FMERPA website as a tool for the public to ask questions and receive answers.
- 3) Mr. Tom Mahedy of Wall asked if the public could be emailed the notices of the public Advisory Committee meetings. Executive Director Cosentino agreed and asked that a list be sent to FMERPA of people who want to be emailed notices and for which committee. Discussion ensued regarding the June 5 Commercial Industry Advisory Committee meeting in Trenton. Executive Director Cosentino suggested that all public attendees notify FMERPA prior to the meeting and a list of attendees will be formulated and made available to the security desk. This will facilitate the sign-in at the Mary Roebling Building. A photo ID will be required.

Chair's Report:

Chair Lucky shared a number of activities with Executive Director Cosentino who will give their update. He mentioned the progress of the first EDAW meeting.

Executive Director's Report:

Garrison Commander Col. Ricki Sullivan arrived at this time. Executive Director Cosentino provided an update of activities since the last meeting:

Calendar Events:

- Meeting with John Leigh - contract review
- May 3 - Monmouth County Workforce Investment Board Meeting
- May 4 - Veterans Committee Meeting (did not attend)
- May 7 - Washington D.C. trip OEA; ADC Board Dinner
- May 8 - Washington D.C. DOA BRAC Office
 - Ellen Stein arranged visits with Congressman Holt, Congressman Pallone and with senior staff members from Senator Lautenberg's office, Congressman Andrew's and Congressman Smith's offices.
- May 9 - FMERPA Deputy Director Harrison conducted Fort tour for members of the Office of the Attorney General and Governor's Authority Unit.
- May 10 - Briefing at Gibbs Hall as part of Public Interest Program
- May 11 - Visit to Bayonne project Nancy Kist and staff
 - With assistance of Kavin Mistry finalized negotiations of contract with EDAW, Inc.
- May 14 - Initial meeting with EDAW, Inc. reps.

Updates:

- Special Counsel for BRAC – Eight under current review
- EDAW, Inc.
- Additional Personnel – Project Manager
- Finance update

Advisory Committee Chairs Reports:

The Chair updates were as follows:

- Public Member Cannon attended and read minutes from Freeholder Burry's Veterans Advisory Committee meeting held on May 5. These minutes will be posted on the FMERPA

website.

- Mayor Chaump, Historical, discussed the meeting of May 8, their tour of Fort Monmouth on April 19 and the mission statement they've developed. The minutes of this meeting will be posted on the FMERPA website.
- Vice Chair Bauer, Commercial Industry, reiterated the next meeting will be a public meeting and is scheduled for June 5 at 3:30p.m. in her offices at 20 West State Street in Trenton.
- Chair Dr. Lucky, Education Consortium, held an informational sub-committee meeting on May 11 discussing their work plan, their goals for the EDAW committee liaison and their 8 NOI's.
- Mayor Maclearie, Infrastructure, held the 2nd public meeting on May 7 discussing a detailed presentation of Fort Monmouth and property content. The next public meeting is scheduled for June 4 at 7:30p.m. at the Tinton Falls Borough Hall.
- Mayor Tarantolo, Emergency Services, held the 2nd meeting on April 24 discussing the challenges ahead when Fort Monmouth closes relating to shared services for the surrounding municipalities; the costs associated with the closure and the need for a solution on filling the void. The next meeting will be a public meeting on Tuesday, May 22 at 3:30p.m. in the Eatontown Municipal Building.

Garrison Commander Col. Ricki Sullivan held the 4th meeting of the DoD Restoration Advisory Board discussing their installation and action plan. Their next meeting is scheduled for June 5.

- Executive Director Cosentino gave an update for Public Member Colfer's Transportation Advisory Committee. The NJDOT, NJ Transit, Intra Agency Team and STV (part of EDAW) will be involved in a meeting on or about May 24.

NOI Update:

Deputy Director Rick Harrison reiterated the different processes and requirements for the Homeless Assistance and Public Benefit Conveyances. He gave the following update of the NOI status:

- Homeless NOI evaluation process is being finalized
 - Property requested/requirements specified in NOI's, has been shared with our Master Planner Consultant for consideration in plan development and for discussions with the Social Services Advisory Committee.
- Public Benefit Conveyance NOI's
 - Have been distributed to the appropriate Advisory Committee Chairs for review.
 - Evaluation criteria and guidance has been distributed to the Advisory Committee Chairs.
 - Property requested/requirements specified in NOI's, has been shared with our Master Planner Consultant for consideration in plan development.
 - We are in contact with sponsoring Federal Agencies to confirm their knowledge of the requests and to confirm the next steps regarding their application processes.

Master Planner Introduction

Tim Delorm, Principal, EDAW, Inc. and Todd Poole, Senior Associate, Director of Economic Planning, EDAW, Inc. presented and discussed the attached presentation. See **Exhibit A**

Discussion ensued regarding the aggressive schedule and December 8 deadline. Mr. Delorm reassured the Authority that his company has 1400 employees who have the experience and knowledge to get the job done. FMERPA's ability to make quick decisions and maintaining the schedule will also help achieve this goal. Chair Lucky asked the public for questions for Mr. Delorm and Mr. Poole.

1. Mr. Robert Kelly of Oceanport, NJ asked that the charrette survey be open to all in the community and not just those who've attended the charrette. Mr. Delorm suggested it could be available on the website.
2. Mr. Nordahl of Long Branch, NJ expressed his concern for affordable housing. Mayor Tarantolo said the 3 mayors recognize their commitment to satisfy COAH requirements.

3. Mr. Welch of Lincroft, NJ asked that the EDAW presentation be put on the FMERPA website.
4. Mr. Mahedy of Wall, NJ asked about environmental cleanup, new business protection and land appraisal.

Item 0705-01: Travel to Washington, DC

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, and in the Authority By-Laws at Article II “Powers of the Authority” at Section 2 that requires approval by the Authority of all overnight travel, for expenses related to travel to Washington, DC. Mayor Tarantolo moved the resolution, Mayor Maclearie seconded it and it was unanimously adopted.

Public Comments Not on Agenda:

1. Mr. Nordahl of Long Branch, NJ asked for reports and study results of Pine Brook Road housing. Mayor Tarantolo noted they don’t meet state code, it was recommended to raze and rebuild, and that he will share the report with Mr. Nordahl.
2. Mr. Mahedy of Wall, NJ read a document regarding questions about Fort Monmouth.

Chair Lucky noted that the Authority’s next meeting is scheduled for June 20, 2007 at the Tinton Falls Municipal Building, Tinton Falls.

Since there were no further comments or business, a motion to adjourn was made by Vice Chair Bauer, seconded by Mayor Chaump and unanimously adopted at 8:55p.m.